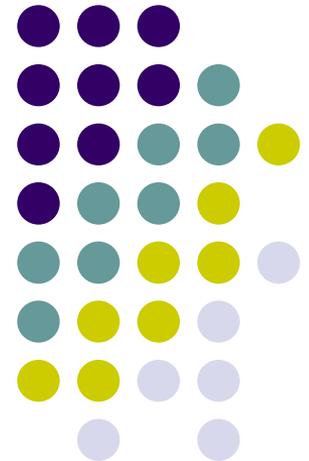


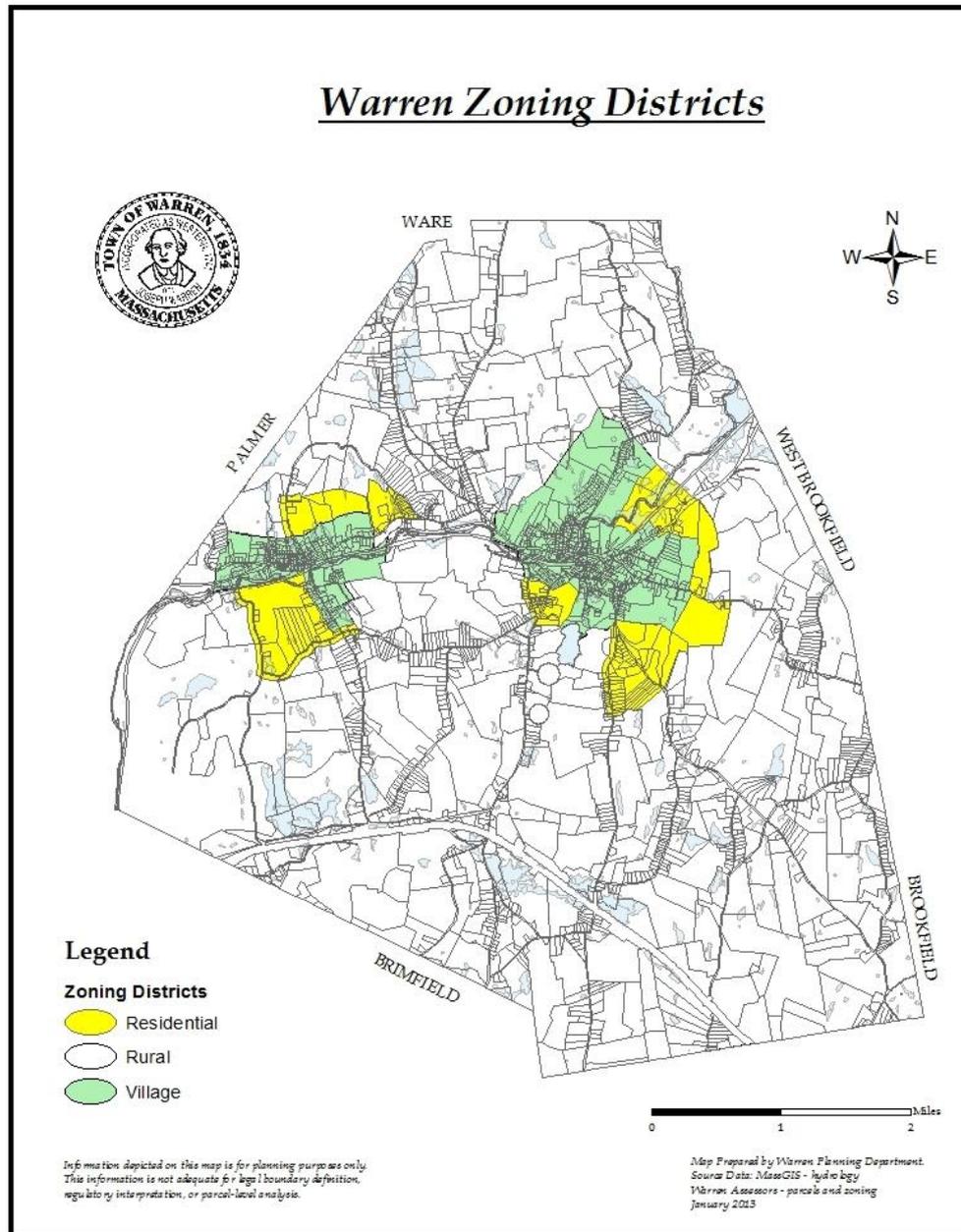
# Village Center Zoning Warren, MA

Public Informational Meeting  
March 11, 2015

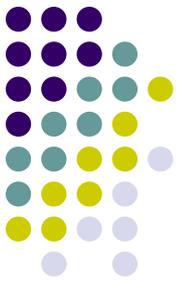


# Warren's Zoning Plan

District	Acres	% of Town
Rural	15,344	86.8%
Residential	997	5.6%
Village	1,338	7.6%

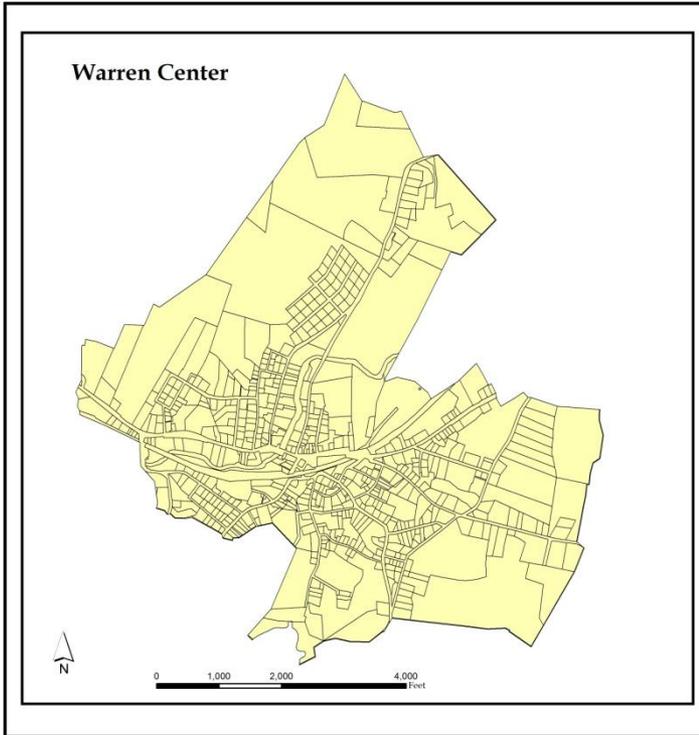


# Purpose of the Village District

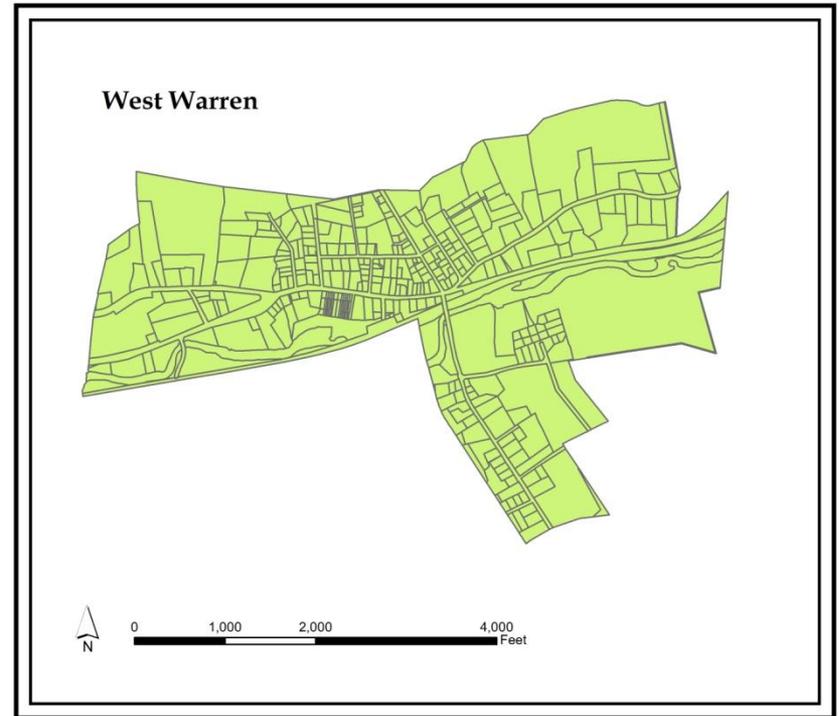


- Intended to allow a mix of land uses, including high density residential, retail, office, industry, banks, etc., to meet the Town's needs for goods and services.
- The Village District contains most of the town's shops, restaurants, and offices. Zoning permits a wide variety of commercial and industrial uses.
- The Villages of Warren Center and West Warren developed around large mill sites. The areas are intensively developed compared to the rest of the Town.
- Public water and sewer services are available to accommodate intensive development.

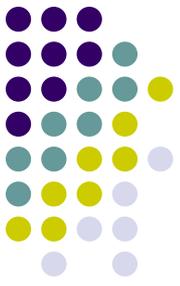
# Warren's Village Districts



Number of Parcels	684
Total Area of the District	943.5 Ac.



Number of Parcels	360
Total Area of the District	394.7 Ac.



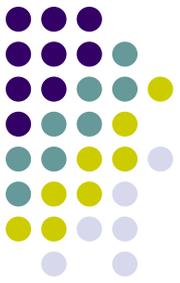
# Current Land Use Mix

- Warren's Villages have a very strong residential flavor with a scattering of commercial and industrial uses.

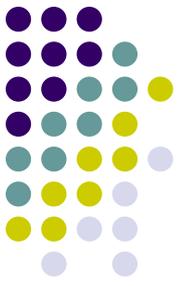
Table 1  
Percent of Parcels by Land Use

Land Use	Warren Center	West Warren
Single Family	54%	46%
2 and 3 Family	12%	16%
Other Residential	6%	10%
Vacant Residential	17%	17%
Commercial and Industrial	5%	6%
Public	5%	5%

# Current Dimensional Requirements for the Village District



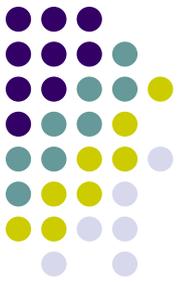
	Minimum Lot Size	Minimum Frontage	Front Setback	Side & Rear Setback
Single Family	15,000	100'	30'	15'
2-4 Family	40,000	150'	50'	50'
5+ Family	10,000/unit	200'	50'	50'
Commercial	15,000	100'	NA	NA
Industrial	15,000	100'	NA	NA



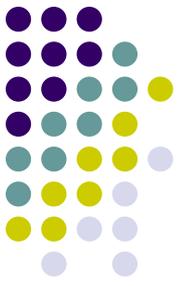
# West Warren Lot Size Analysis

	Number of Parcels	Percent	Cumulative Percent
< 5,000 sq. ft.	41	11%	11%
5,000 - 7,499 sq. ft.	53	15%	26%
7,500 - 9,999 sq. ft.	42	12%	38%
10,000 - 12,499 sq. ft.	28	8%	46%
12,500 - 14,999 sq. ft.	30	8%	54%
>15,000 sq. ft.	166	46%	100%
Total	360	100%	

# Warren Center Lot Size Analysis



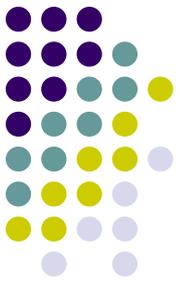
	Number of Parcels	Percent	Cumulative Percent
< 5,000 sq. ft.	42	6%	6%
5,000 - 7,499 sq. ft.	60	9%	14%
7,500 - 9,999 sq. ft.	93	14%	26%
10,000 - 12,499 sq. ft.	57	8%	34%
12,500 - 14,999 sq. ft.	54	8%	49%
>15,000 sq. ft.	378	55%	100%
Total	684	100%	



# Lot Size Analysis for All Village Parcels

	Number of Parcels	Percent	Cumulative Percent
< 5,000 sq. ft.	83	8%	8%
5,000 - 7,499 sq. ft.	113	11%	19%
7,500 - 9,999 sq. ft.	135	13%	32%
10,000 - 12,499 sq. ft.	85	8%	40%
12,500 - 14,999 sq. ft.	84	8%	48%
>15,000 sq. ft.	544	52%	100%
Total	1,044	100%	

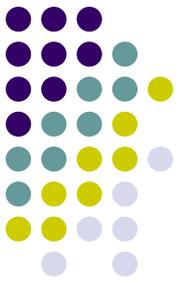
# West Warren Frontage Analysis



Land Use	Conforming		Nonconforming	
	Number	Percent	Number	Percent
Single Family Dwellings	74	45%	90	55%
2 & 3 Family Dwellings	8	14%	51	86%
Multi-Family Dwellings	0	0%	13	100%
Commercial and Industrial	8	44%	10	56%
All Lots	145	40%	215	60%

**Median Frontage for All Lots: 94'**

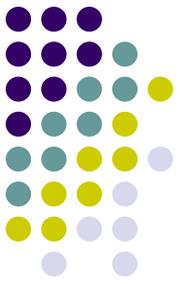
# Warren Center Frontage Analysis



Land Use	Conforming		Nonconforming	
	Number	Percent	Number	Percent
Single Family Dwellings	219	60%	146	40%
2 & 3 Family Dwellings	16	20%	63	80%
Multi-Family Dwellings	2	15%	11	85%
Commercial and Industrial	17	61%	11	39%
All Lots	353	52%	332	48%

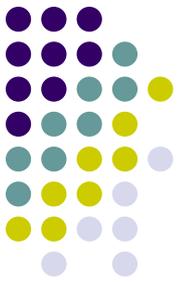
**Median Frontage for All Lots: 107'**

# Frontage Analysis for All Village Parcels



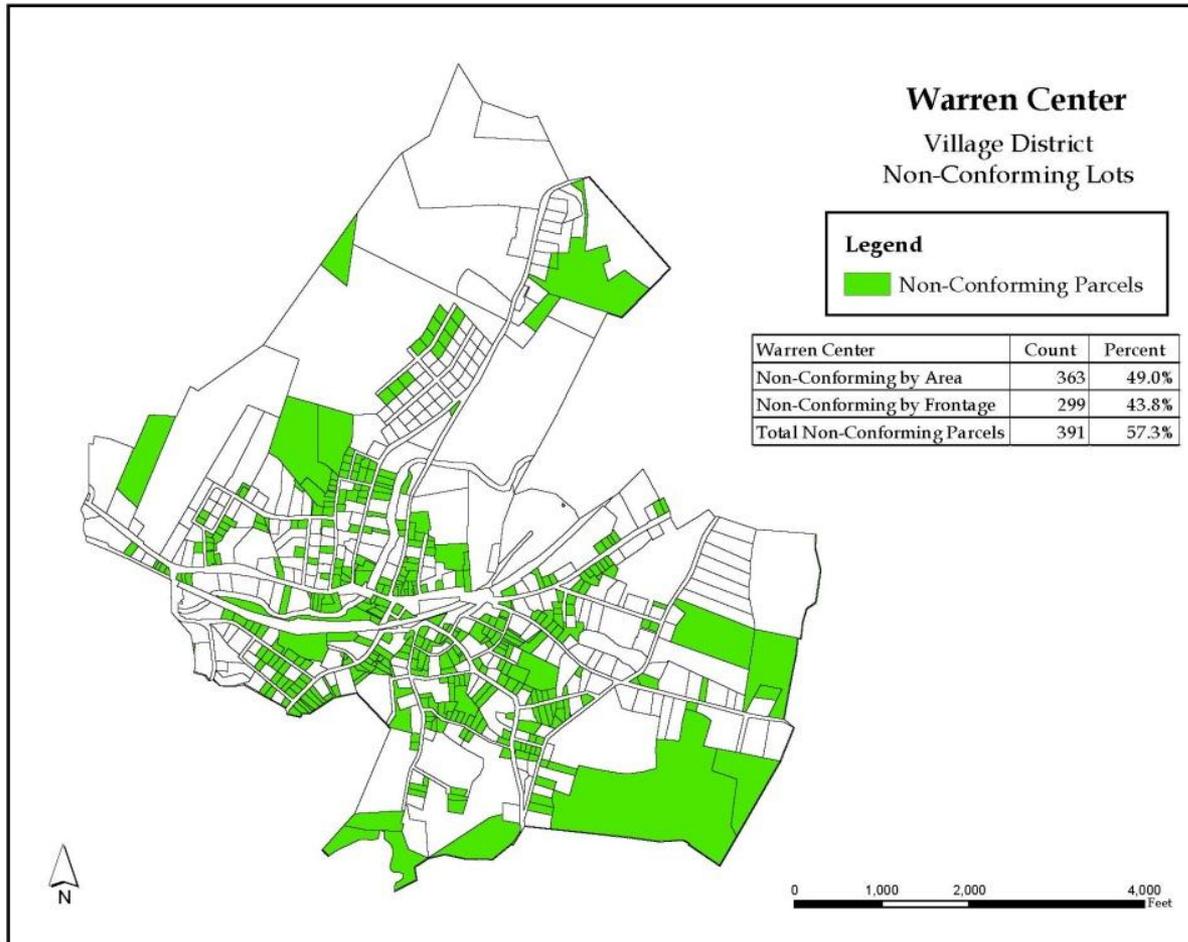
Land Use	Conforming		Nonconforming	
	Number	Percent	Number	Percent
Single Family Dwellings	293	55%	236	45%
2 & 3 Family Dwellings	24	17%	114	83%
Multi-Family Dwellings	2	8%	24	92%
Commercial and Industrial	25	54%	21	46%
All Lots	498	48%	547	52%

# Frontage Analysis for Single Family Homes (100 Feet Required)

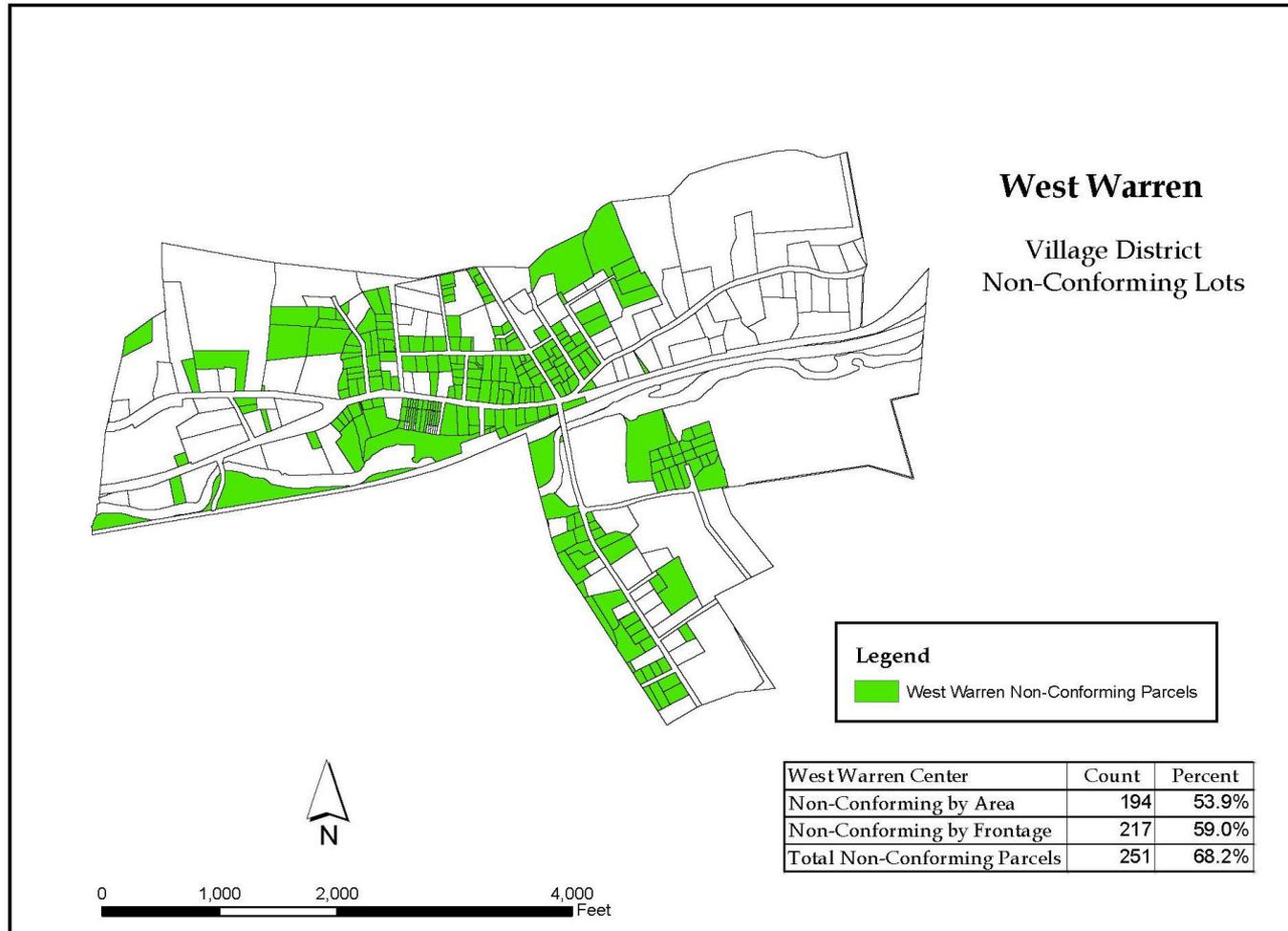


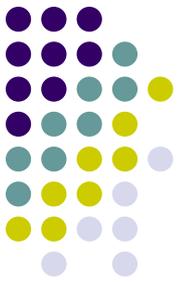
	West Warren		Warren Center	
	<i>Lots</i>	<i>Percent</i>	<i>Lots</i>	<i>Percent</i>
Less than 50'	39	37%	25	6.8%
Between 50' and 75'	24	23%	56	15.3%
Between 75' and 100'	27	26%	65	17.8%
<b>Total Nonconforming 1-Family Lots by Front.</b>	<b>90</b>	<b>55%</b>	<b>146</b>	<b>40.0%</b>
> 100' (Conforming)	74	45%	219	60.0%
Total	164	100.0%	365	100.0%

# Nonconforming Lots

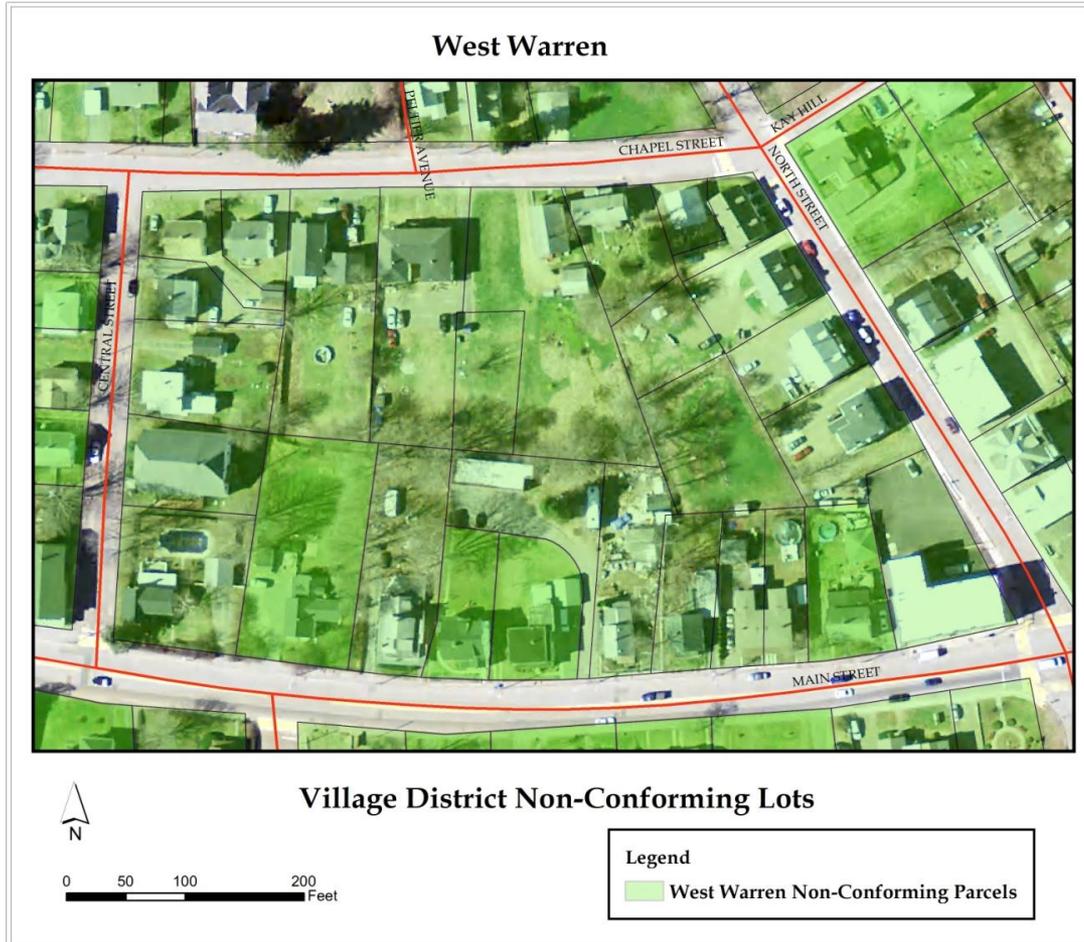


# Nonconforming Lots



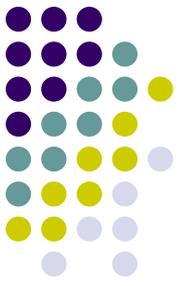


# Typical Situation in West Warren



All lots are non-conforming in the block bounded by Chapel, Main, Central and North Streets

# Conclusions

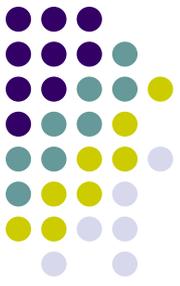


- Minimum lot area and frontage requirements are not consistent with the prevailing development pattern in the Village districts.
- As a result many homes and other properties are legally non-conforming.
- For reconstruction or alteration, property homeowners must obtain a special permit from the Planning Board.

“No extension or alteration of a pre-existing nonconforming structure or use shall be permitted unless there is a grant of a special permit upon a finding by the Planning Board that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

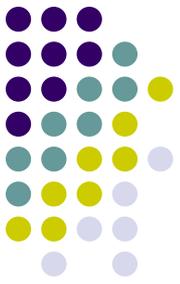
- For single and two family homes, the Bylaw provides limited exemptions from the special permit requirement.

# What Actions Are Appropriate?



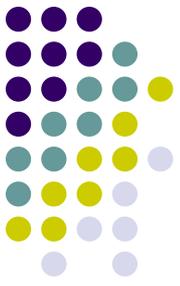
- Modify dimensional requirements of the Village district so that fewer properties are nonconforming.
- Single Family Homes: Lot Size
  - By changing the minimum area to 10,000 sq. ft. 83 properties would come into compliance
  - By changing the minimum area to 7,500 sq. ft. 59 additional lots would come into compliance (total = 142)
- Single Family Homes: Frontage
  - By changing the minimum frontage requirement to 75', 92 lots would come into compliance
  - By changing the minimum frontage requirement to 50', 80 additional lots would come into compliance (total =172)

# What Actions Are Appropriate?

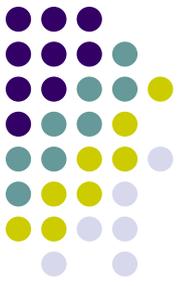


- Two and Three Family Dwellings: Lot Size
  - West Warren has 59 two or three family dwellings. Only three properties meet the 40,000 sq. ft. minimum lot area.
  - Warren Center has 79 two or three family dwellings. Only three properties meet the 40,000 sq. ft. minimum lot area.
  - By changing the minimum area to 15,000 sq. ft. 44 properties (32%) would come into compliance
  - By changing the minimum area to 10,000 sq. ft. 82 properties (59%) would come into compliance

# What Actions Are Appropriate?

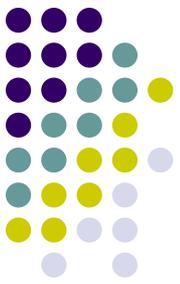


- Two and Three Family Dwellings: Frontage
  - West Warren has 59 two or three family dwellings. Only six properties meet the 150-foot frontage requirement
  - Warren Center has 79 two or three family dwellings. Only sixteen properties meet the 150-foot frontage requirement
  - By changing the minimum frontage to 100 feet, 39 properties (29%) would now come into compliance
  - By changing the minimum frontage to 75 feet, 79 properties (58%) would now come into compliance



# Zoning Options for Single Family Homes

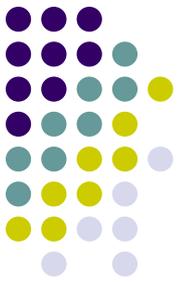
Option	Lot Size (Sq. Ft.)	Frontage (Ft.)	Front Setback	Side & Rear Setback
Existing	15,000	100	30	15
A	12,500	80	25	15
B	10,000	75	20	10
C	7,500	50	15	10



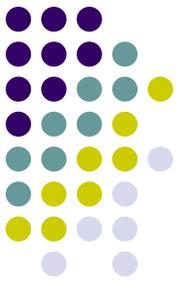
# Zoning Options for 2 - 4 Family Dwellings

Option	Lot Size (Sq. Ft.)	Frontage (Ft.)	Front Setback	Side & Rear Setback
Existing	40,000	150	50	50
A	8,000/unit	100	25	15
B	6,000/unit	75	20	10
C	5,000/unit	60	15	10

# Zoning Options for Multi-Family Dwellings (5+ Units)



Option	Lot Size (Sq. Ft.)	Frontage (Ft.)	Front Setback	Side & Rear Setback
Existing	10,000/unit	200	50	50
A	8,000/unit	100	25	15
B	6,000/unit	75	20	10
C	5,000/unit	60	15	10



# Zoning Options for Commercial & Industrial

Option	Lot Size (Sq. Ft.)	Frontage (Ft.)	Front Setback	Side & Rear Setback
Existing	15,000	100	None	None
Com. #1	10,000	100	None	None
Com. #2	8,000	75	None	None
Ind. #1	20,000	125	20	20
Ind. #2	40,000	150	30	20

# Thank you!



Warren Planning Board

William Scanlan, Town Planner

Questions and Comments